



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Nueva Andalucía

**REF# R4869133 – 3.250.000€**

IBI

1561 €/YEAR

Garbage

278 €/YEAR

Community

1500 €/YEAR



5

Ložnice



4

Koupelny



283 m<sup>2</sup>

Built



1005 m<sup>2</sup>

Plot



200 m<sup>2</sup>

Terrace

Located in one of Nueva Andalucía's secure, gated communities, this stunning contemporary villa, completed in 2023, offers sea views and high-end finishes throughout. Nestled in the prestigious Golf Valley, this newly built home combines striking modern design with elegant, timeless interiors on a

beautifully landscaped plot. Designed to blend indoor and outdoor living, the property embraces the best of the Marbella lifestyle with sweeping views of both Nueva Andalucía and the sea.

Spread over three levels, the villa's architectural style features contemporary elements mixed with traditional Andalusian touches, such as charming terracotta roof tiles. Floor-to-ceiling windows flood the home with natural light, creating a bright and welcoming atmosphere throughout.

The fully furnished main living area is styled in sophisticated neutral tones with accents of black and white. It features an open-plan layout, including a chic Boho-inspired lounge, a dining area, and a fully fitted kitchen with the latest appliances and custom wood finishes. This space flows seamlessly onto expansive terraces, offering panoramic views of La Concha mountain and the nearby golf course. Additional features include a cinema room and a wine cellar.

The outdoor living space is designed for relaxation and entertainment, featuring a mix of open and covered terraces, ideal for lounging, al fresco dining, and enjoying a barbecue in the outdoor kitchen. The pristine swimming pool is beautifully integrated into the villa's design, enhancing the play of light across the terrace and interior spaces. With breathtaking views of La Concha, the golf course, and the sea, this villa is the perfect home for embracing Marbella's luxurious outdoor lifestyle.

The property features five luxurious bedrooms and four elegantly appointed bathrooms, with particular emphasis on the stunning Master suite. This suite includes a walk-in closet finished in sleek wood and an opulent marble bathroom with scenic views of the surrounding landscape.

Enveloped by lush greenery and mature trees, the meticulously manicured gardens offer a private sanctuary for relaxation. The stepped terraces provide distinct areas to enjoy year-round sunshine and outdoor living. Additionally, the villa includes a charming, fully-furnished guest apartment with direct access to the garden.

Located in the exclusive Golf Valley of Nueva Andalucía, one of Marbella's most sought-after residential neighborhoods, this property offers proximity to golf courses, sports facilities, shops, and restaurants, all just a 10-minute drive from the coast, beaches, and Puerto Banús. With its exceptional location, striking architecture, and inviting interior design, this villa exemplifies the best of modern Mediterranean living in Marbella.

















